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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document

Susanta Kumar Ghosh

Samburgh
Kong Kumar Ghosh

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Mousmita Halder
Partners

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Samburgh Halder
Partners

DEVELOPMENT AGREEMENT

Additional District Sub-Registry
BIDWAN

16 MAY 2025

15/4



12.05.2025

[illegible]

28 APR 2025



Additional District Sub-Register
DURDWAH

16 MAY 2025

Susanta Kumar Ghosh
Susanta Kumar Ghosh
Monoj Kumar Ghosh

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Moumita Halder
Partners

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Soumitra Halder
Partners

THIS AGREEMENT is executed on this 16th day of May 2025

By and Amongst

1. **MR. SUSANTA KUMAR GHOSH**, PAN-ADIPG5083E ;
2. **MR. SAMIR KUMAR GHOSH**, PAN-ADIPG5081G ;
3. **MR. MONOJ KUMAR GHOSH**, PAN-ADIPG5078P ;

all are S/o-Late Sanat Kumar Ghosh, by Nationality-Indian, by Occupation- Business, resident of 'DHIRU VILLA', Radhanagar, P.o- Burdwan Sadar, Dist.- Purba Bardhaman, hereinafter referred to and called as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

GREEN APPY, PAN-AALFGO513D, a Partnership Firm, having its registered office at C/o- Amitava Paul, Monirampur Beniapara, 48 Rampada Halder Road, Post Office- Barrackpore, P.s.- Barrackpore, Dist.-North 24-Parganas, Pin-700120, represented by its Partners namely i) **MRS. MOUMITA HALDER**, PAN-ADJPH8811J, W/o-Mr. Soumitra Halder and ii) **MR. SOUMITRA HALDER**, PAN-ABHPH2544N, S/o- Late Sujoy Krishna Halder, both are by nationality- Indian, by Occupation-Business, resident of Village & P.o. Nabagram, P.s. Jamalpur, Dist.-Purba Bardhaman, Pin - 713166 ; hereinafter referred to and called as the **DEVELOPER** (Which express shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, executors,

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administrators, legal representative and assignees etc.) of the party of the **OTHER PART**.

WHEREAS, Manindra Nath Mondal, Mrigendra Nath Mondal, Annapurna Mondal and Bhola Nath Mondal were become owners of the property, described in details in the FIRST Schedule hereunder, by purchase from Sree Sree Raghunath Jew, represented by its Sebait Monohar Das Mohanta, Lala Saraju Prakash Nande, Lala Smriti Prakash Nande, Lala Prakriti Prakash Nande, Tulasimoyee Devi and Lala Sushama Prakash Nande vide Deed of Sale bearing No.6064 for the year'1957, registered at the office of the then District Sub-Registrar, Burdwan, recorded in Book No.-I, Vol.No.-60, Page No.272 to 278.

AND WHEREAS, thereafter, by dint of (i) Deed of Sale bearing No. 4841 for the year'1959, registered at the Office of the then District Sub-Registrar Burdwan, recorded in Book No. I, Vol. No. 49, Page No. 95 to 97; (ii) Deed of Sale bearing No.7240 for the year'1960, registered at the Office of the then District Sub -Registrar Burdwan, recorded in Book No. I, Vol. No.65, Page No. 294 to 295 ; (iii) Probate granted in connection with the last Will of aforesaid Bhola Nath Mondal, which was registered as Will being No.34 for the year'1956 by the Hon'ble District Judge Burdwan vide Will Case No.274 of 1980; and (iv) Final Decree passed by the Hon'ble Assistant District Judge, Purba Bardhaman, on the basis of Solenama in Partition Suit bearing Title Suit No.166 of 1982; one Sanat Kumar Ghosh i.e. the father of the LAND OWNERS herein had become absolute owner of the property, more fully described in the FIRST Schedule hereunder.

AND WHEREAS thereafter, during his ownership and possession on duly recording his name in the present L.R.R.O.R., aforesaid Sanat Kumar Ghosh expired on 24.06.2007 leaving being his wife Anima Rani Ghosh and three sons named Susanta Kumar Ghosh, Samir Kumar Ghosh and Monoj Kumar Ghosh as his legal heirs and successors, who subsequently, duly recording their name in present L.R.R.O.R.during their ownership and possession converted the

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Schedule mentioned land to "BASTU" vide Conversion Case No.14/2012,15/2012,66/2011& 16/2012, which would be evident from Memo issued by the Collector-cum-S.D.L.&L.R.O., Burdwan Sadar (North) bearing Nos. 32(14/2012)/731/LM/2012 dt. 11.05.2012,32(15/2012)/733/LM/2012dt.11.05.2012,32(16/2012)/732/LM/2012 dt.11.05.2012 & 32(66/2011)/805/LM/ 2012 dt. 25.05.2012.

AND WHEREAS thereafter, on 12.09.2014 Anima Rani Ghosh expired leaving behind aforesaid three sons named Susanta Kumar Ghosh, Samir Kumar Ghosh and Monoj Kumar Ghosh as her legal heirs and successors and the portion of the land belonged to Anima Rani Ghosh devolved, proportionately, upon his aforesaid three sons in accordance with the provisions of the Hindu Law of Successions and the aforesaid Susanta Kumar Ghosh, Samir Kumar Ghosh and Monoj Kumar Ghosh after becoming owners of the Schedule mentioned property, in ej-mal, each having undefined and un-demarcated 1/3rd share therein, have been possessing and enjoying the same on duly recording their name under L.R. Khatian No.7503,7504 & 7505 as well as duly recording their same in the record of the Burdwan Municipality.

AND WHEREAS the LAND OWNERS herein for a considerable period of time have been for their financial benefit thinking of developing multi-storied Commercial - cum - Residential Complex thereon. But as the LAND OWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent DEVELOPER. Having learnt of intention of the LAND OWNERS, the DEVELOPER herein, who is a highly reputed Developer, having vast experience, knowledge, and skill in the field of real estate development, and has successfully completed so many same types of projects, upon making inspection and search and having been duly satisfied as to the marketable title of the vacant 'Bastu' class of land, *which is described in details in the FIRST Schedule hereunder and duly demarcated and identified by RED border in the Sketch map*

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annexed with these presents, have approached before the LAND OWNERS with an offer to develop the same at its own costs and expenses and in such manner which will afford greater financial advantage and benefits to the LAND OWNERS herein.

AND WHEREAS the LAND OWNERS herein having been satisfied with the competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop multi-storied Commercial - cum - Residential Complex, consisted of Commercial Spaces and several self-contained Flats and Parking spaces together with other amenities and common facilities, subject to compliance with the rules and regulations prescribed by the West Bengal Real Estate Regulatory Authority (in short WBRERA) which is established in pursuance of the Real Estate (Regulation and Development) Act, 2016 on the vacant 'Bastu' class of land, which is described in details the FIRST Schedule here and duly demarcated and identified by RED border in the Sketch map annexed with these presents, on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

ARTICLE- I DEFINITIONS

In these presents, unless there is something in the subject or context inconsistent with: -

- I. **LAND:** - shall mean 'BASTU' class of Land measuring an area of **47.6 Satak**, more or less, which is described in details in the FIRST Schedule hereunder duly demarcated and identified by RED border in the Sketch map annexed with these presents.
- II. **BUILDING:** - shall mean proposed multi-storied Commercial - cum - Residential Complex, consisted of Commercial Spaces, several self-contained Flats and Parking spaces together with other amenities and common facilities, which the parties hereto have

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proposed to erect or upon the land, which is described in details in the FIRST Schedule hereunder duly demarcated and identified by RED border in the Sketch map annexed with these presents, according to the building plan to be sanctioned by the Burdwan Municipality.

- III. **BUILDING PLAN:** shall mean the plan, which shall be prepared in consultation with the LAND OWNERS and be sanctioned for the construction and development of the proposed Multi-Storied Commercial cum Residential Complex by the Burdwan Municipality and shall include such modification or alternation as may be deemed fit by the DEVELOPER herein from time to time.
- IV. **COMMON AREA AND FACILITIES:** shall include specified Open Spaces of the complex, passage-ways, driveways, corridors, lifts, stairways, Fire Escapes, Common Entrance and exists, installation of central services, such as Electricity, Water and sanitation landings, water reservoir, Water Tanks, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.
- V. **LAND OWNERS' ALLOCATION SHALL MEAN:-** 50% of the total build-up area of the proposed multi-storied Commercial-cum-Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of Commercial spaces, several self-contained Flats and Parking

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spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, which is described in details in the FIRST Schedule hereunder and duly demarcated and identified by RED border in the Sketch map annexed with these presents, TOGETHER WITH rights upon common areas and facilities. That before execution of the instant agreement the Land Owners and the Developers herein, on perusal of the proposed Building Plan, mutually, have decided to allot the Commercial Space, Flats and Parking Spaces, mentioned specifically in the Second Schedule hereunder, in favour of the Land Owners towards full and final adjustment of their allocations, subject to change and alteration, if necessary, depending upon sanction of the aforesaid building plan.

- VI. **DEVELOPER'S ALLOCATION SHALL MEAN:-** 50% of the total build up area of the proposed multi-storied Commercial-Cum-Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of Commercial Spaces and several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *which is described in details in the FIRST Schedule hereunder and duly demarcated and identified by RED border in the Sketch map annexed with these presents,* TOGETHER WITH rights upon common areas and facilities. That before execution of the instant agreement the Land Owners and the Developers herein, on perusal of the proposed Building Plan, mutually, have decided to allot the Commercial Space, Flats and Parking Spaces, mentioned specifically in the Third Schedule hereunder in favour of the Developer towards full and final

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adjustment of its allocation subject to change and alteration, if necessary, depending upon sanction of the aforesaid Building Plan.

VII. **ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER** shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule *hereunder and duly demarcated and identified by RED border in the Sketch map annexed with these presents.*

VIII. **FLOOR AREA RATIO:** - shall mean the floor area ratio available for construction of the proposed multi-storeyed Commercial-Cum-Residential Complex according to the prevailing law considering total area (of land) of the proposed project measuring 47.6 satak, more or less, *which is described in details in at the FIRST Schedule hereunder under and duly demarcated and identified by RED border in the Sketch map annexed with these presents.*

IX. **CARPET AREA:** - shall mean the area as defined in section 2(k) of the Real Estate (Regulation and Development) Act, 2016.

X. **COVERED/BUILD UP AREA:** - shall mean the Carpet Area of the Commercial spaces / Flats and Balcony/Open Terrace plus the thickness of the external walls and pillars PROVIDED THAT if any external wall and pillar be common between Commercial spaces/two Flats, then one-half of the area under such wall and pillar shall be included in Commercial spaces / each Flats.

XI. **SUPER BUILT-UP AREA:** - Shall in context to Commercial space mean as the area of the Commercial space, computed by adding an agreed permissible percentage with Built-up area/Covered area

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and such will be used and utilized only for selling purpose. Similarly, Super Built-Up area shall in context to a Flat mean as the area of the flats, computed by adding an agreed permissible percentage with Built-up area/Covered area and such will be used and utilized only for selling purpose.

- XII. **UNDIVIDED SHARE:** - shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to Commercial space and each flat and parking space comprised in the said Commercial-cum-Residential Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. **CO-OWNER:** - shall according to its context mean and include all persons who acquire or agree to acquire self-contained Flats and Parking spaces in the proposed Commercial-cum-Residential Complex including the Land Owners and Developer in relation to self-contained Flats and Parking spaces which are not to be alienated.
- XIV. **COMMERCIAL SPACES, FLATS AND PARKING SPACES:** - shall mean the Commercial spaces, Flats and Parking spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for Commercial and Residential purposes.
- XV. **COMMON EXPENSES:** shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed Commercial-cum-Residential Complex for common purposes.

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- XVI. **COMMON PURPOSES:** shall mean purpose of managing and maintaining the proposed Commercial-Cum-Residential Complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Commercial spaces, Flats and Parking spaces exclusively and the common portion in common.
- XVII. **ENCUMBRANCES:** shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XVIII. **TIME** shall mean the period by which construction of the proposed Commercial-cum-Residential Complex shall be completed by the Developer. The Developer shall complete the construction of the proposed Commercial-cum-Residential Complex on or within 48 (Forty-Eight) months from the date of sanction of the building plan by the Burdwan Municipality. If the Developer, for any reason beyond its control fail to complete the project within aforesaid 48 months, in that event the time of completion of the project shall be extended for further six months only.
- XIX. **FORCE MAJEURE** shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc. In the event of force majeure, the obligations of both parties under this

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Agreement will be suspended within the scope of the **force majeure** and its duration. The term of co-operation may be extended according to the time limit for suspension, but the parties shall reach an agreement and neither party shall be liable for this. The party claiming to be affected by **force majeure** shall notify the other party no later than 15(fifteen) days after the occurrence of force majeure and shall minimize the damage caused by force majeure. If force majeure lasts longer than 60 (sixty) days and the parties fail to reach a resolution to continue to perform this Agreement, either party has the right to terminate this Agreement by giving written notice to the other party.

ARTICLE-II: -RIGHTS AND OBLIGATIONS

1. That being fully satisfied about the marketable title and possession of the LAND OWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LAND OWNERS be transpired, the LAND OWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
2. The LAND OWNERS shall handover all original Title deeds, Record of Rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, to the custody of the DEVELOPER who will accept the same with due acknowledgement.
3. The DEVELOPER herein shall develop the proposed multi-storied Commercial-Cum-Residential Complex in accordance with the building plan to be sanctioned by the Burdwan Municipality and other appropriate Department and Authorities of the Govt. Of West

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Bengal. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications in the building plan, as may be required by the Burdwan Municipality or any Government authority to obtain sanction, Permission, clearance and approval as aforesaid.

4. The DEVELOPER shall abide by all laws, rules and regulations of the West Bengal Real Estate Regulatory Authority, Government of West Bengal, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned for any deviation thereof.
5. The DEVELOPER shall at its own cost construct and complete the proposed multi-storied Commercial cum Residential complex of the land *which is described in details the FIRST Schedule hereunder and duly demarcated and identified by RED border in the Sketch map annexed with these presents*, in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LAND OWNERS or any person claiming under them on or within 48 (Forty Eight) months, computed from the date of sanction of the Building Plan. In case the DEVELOPER fails to complete the said project on or within 48 (Forty Eight) months, computed from the date of sanction of the Building Plan, the same may be extended for further six (6) months only.
6. The DEVELOPER undertakes to construct the proposed multi-storied Commercial-Cum-Residential Complex in accordance with sanctioned building plan and ensures that the proposed complex

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will be made of I.S.I. marked materials only. The DEVELOPER at its every cost & management shall make necessary arrangement for Fire Escapes & install necessary equipment in the said building.

7. The DEVELOPER shall be entitled to use the names of the LAND OWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed Commercial-Cum-Residential Complex.
8. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as they think proper at its own cost. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
9. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan, including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc., whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
10. That the LAND OWNERS as well as the DEVELOPER have agreed that after execution of this Development Agreement, neither the LAND OWNERS nor the DEVELOPER shall in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land which is described in the FIRST Schedule hereunder and duly demarcated and identified by RED border and

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marked in the Sketch map annexed with these presents or portion thereof except in the manner as expressly provided.

11. In carrying out the said development work and/or construction of the proposed multi-storied Commercial-Cum-Residential Complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations. The Developer hereby undertake/s to keep the Land Owners indemnified against all third-party claims and actions arising out of any sort of act or omissions of the Developer in relating to the making of construction of the said building. The Developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also shall not claim any amount from the sale proceeds of the owners' allocation. If for any act or omission on the part of the Developer, any damages are caused to the Land Owners and/or it affects the concerned land and/or diminish its lateral value, the Developer shall be liable to compensate the Land Owners in accordance with the laws for the time being in force.
12. In consideration of this agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LAND OWNERS' allocation free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the LAND OWNERS' allocation without any interruption(s) from the DEVELOPER or any person(s) claiming under the DEVELOPER and to retain, enjoy and transfer the DEVELOPER'S allocation without any interruption(s) from the

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LAND OWNERS or any person(s) claiming under the LAND OWNERS.

13. The LANDOWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of the DEVELOPER, thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Commercial-Cum-Residential Complex, in accordance with the building plan to be sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter into Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of the land *which is described in details the FIRST Schedule hereunder and duly demarcated and identified by RED border in the Sketch map annexed with these presents*, together with right of Common amenities and facilities, without consent of the LAND OWNERS. The LAND OWNERS have no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.
14. THE LAND OWNERS shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of the land *which is described in details the FIRST Schedule hereunder and duly demarcated and identified by Red border in the Sketch map annexed with these presents* TOGETHER WITH common amenities and facilities and in favour of any intending purchaser

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(s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNERS' allocation. But in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS enter into agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event the DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.

15. The occupancy or completion certificate shall be obtained by the DEVELOPER before delivery of possession of LANDOWNERS' allocation to the LAND OWNERS. The DEVELOPER shall not be entitled to handover physical possession of its allocation at the proposed building in favour of any proposed purchaser (s) before delivery of physical possession of the LANDOWNERS' allocation.

16. The LAND OWNERS shall bear and pay all rates and taxes in respect of the land *which is described in details the FIRST Schedule hereunder and duly demarcated and identified by RED border in the Sketch map annexed with these presents*, till giving vacant possession unto the Developer for the purpose and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of physical possessions of their respective allocated flats and parking spaces ALONG WITH other

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common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNERS in accordance with law.

17. As soon as the construction of said multi-storied Commercial-cum-Residential Building shall be completed, in accordance with the sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocations and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be proportionate on pro-rata basis.
18. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee(s), as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipment, switch,

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gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear a proportionate share of the service charges for facilities of their respective portions.

19. The DEVELOPER shall form **separate** Owners' Association for Commercial Zone as well as Residential Zone for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required. The Developer shall cause all Purchasers, Occupiers or their assigns to join in as member and be bound by the rules and regulations of the said Associations.
20. The Developer shall remain liable for repairing of the damages of the building occur due to faulty construction for the period of one (1) year at his own cost.

ARTICLE-III: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered into the instant agreement purely on a principal-to-principal basis and nothing stated herein shall be deemed or construed as Joint Venture between the LAND OWNERS and the DEVELOPER.
2. The LAND OWNERS or DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.

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3. If, on calculation, it is found that the area which the LAND OWNERS or the DEVELOPER are/is entitled to, as per mandate of this development agreement as their/its allocation, is not possible to be allocated in that event the benefited party shall pay the prevailing market price against per sq. ft. for the difference area to the loser party.
4. The LAND OWNERS may appoint person to look after the progress and standard of construction and the Developer will have no objection to that.
5. That it is further agreed between the parties to these presents that the DEVELOPER for the purpose of the proposed project, if feel necessary, shall amalgamate the Scheduled Holding/s of the LAND OWNERS on execution & registration of a lawful Deed with regard to such merger and/or amalgamation of holdings. The LANDOWNERS shall provide all types of co-operation in regard to the same.
6. That the Terms and Conditions contained in this Agreement will be binding upon the Parties to this Agreement and their legal heirs, successors, executor, administrator, assigns, etc. On occurrence of death of any of the Landowner during subsistence of the instant Development Agreement, then the legal heirs, successors, executor, administrator and assignees of the deceased owner shall be bound the terms and conditions of this Agreement and the liability under this Agreement shall also be devolved upon the legal heirs successors, executor, administrator, assignees of the deceased landowner(s). The legal heirs, successors, executor, administrator and assignees of the deceased landowner(s) will be duty bound to execute and register Deed of Confirmation of the terms and

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Partners

conditions of this Development Agreement in the forms of declaration, as well as Power of Attorney in favour of the Developer, if require, for completion of the proposed project as well as to protect the right of the Developer under this Development Agreement.

7. The Developer Firm cannot be dissolved during the currency of this Agreement. In case of death or bankruptcy of any Partner, the legal heirs of the Partners will be bound by the terms and conditions of this agreement.

8. The Developer shall remain liable for any construction related damage except for the damage caused by force majeure of the building till the period of handing over of the Completion Certificate.

9. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR; to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.

10. Any notice/letter/correspondence required to be served by one party to another in pursuance of this Indenture shall be served upon the other, in writing, at the respective addresses as mentioned in this agreement.

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Mang Kumar Ghosh

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Saumitra Halder
Partners

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of BASTU class of land, measuring an area of 47.6 Satak, more or less, located at Dist.- Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Radhanagar, J.L No.39, appertaining to C.S. Khatian No. 943, R.S. Khatian No.1774, 1779, 1781 &1924, L.R. Khatian No. 7503, 7504 & 7505, comprised in R.S. Plot No.4752, corresponding to L.R. Plot No.4704, within local limits of the Burdwan Municipality under Ward No.34, bearing Holding No.-24, Mahalla - G.T. Road Mahalla, which is duly demarcated and identified by RED border in the Sketch map annexed with this presents which is butted and bounded by :-

- ON THE NORTH :- Municipal H.S. School.
ON THE SOUTH :- Purabi Shop & Dhaldighi Tank .
ON THE EAST :- G.T. Road.
ON THE WEST :- Dhaldighi Tank.

SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, which is described in details in the FIRST Schedule hereinabove and duly demarcated and identified by RED border and marked in the Sketch map annexed with this presents, ALONG WITH rights upon common areas and facilities shall be allotted to the LAND OWNERS jointly towards full and final

Susanta Kumar Ghosh

Saikat Ghosh
Mony Kumar Ghosh

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Mousmita Halder
Partners

GREEN APPY

Saamita Halder
Partners

adjustment of their 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

FLOOR	FLAT NO.	BUILT-UP AREA
		(in Sq. Ft., more or less, subject to final measurement)
3 rd Floor	B	994
3 rd Floor	C	923
3 rd Floor	D	994
4 th Floor	A	942
4 th Floor	E	942
4 th Floor	F	668
5 th Floor	B	994
5 th Floor	C	923
5 th Floor	D	994
6 th Floor	A	942
6 th Floor	E	942
6 th Floor	F	668
7 th Floor	B	994
7 th Floor	C	923
7 th Floor	D	994
8 th Floor	A	942
8 th Floor	E	942
8 th Floor	F	668
9 th Floor	B	994
9 th Floor	C	923
9 th Floor	D	994

Susanta Kumar Ghosh

[Signature]
 Manoj Kumar Ghosh

GREEN APPY

Mounita Halder
 Partners

GREEN APPY

Saumitra Halder
 Partners

10 th Floor	A	942
10 th Floor	E	942

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The entire Commercial space at the Ground Floor and 50% of the Commercial Space at the Second Floor.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *which is described in details in the FIRST Schedule hereinabove and duly demarcated and identified by RED border and marked in the Sketch map annexed with this presents* ALONG WITH rights upon common areas and facilities shall be allotted to the LAND OWNERS jointly towards full and final adjustment of its 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

FLOOR	FLAT NO	BUILT-UP AREA (in Sq. Ft., more or less, subject to final measurement)
3 rd Floor	A	942
3 rd Floor	E	942
3 rd Floor	F	668
4 th Floor	B	994

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Moumita Halder

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

4 th Floor	C	923
4 th Floor	D	994
5 th Floor	A	942
5 th Floor	E	942
5 th Floor	F	668
6 th Floor	B	994
6 th Floor	C	923
6 th Floor	D	994
7 th Floor	A	942
7 th Floor	E	942
7 th Floor	F	668
8 th Floor	B	994
8 th Floor	C	923
8 th Floor	D	994
9 th Floor	A	942
9 th Floor	E	942
9 th Floor	F	668
10 th Floor	B	994
10 th Floor	D	994

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The entire Commercial space of the First Floor and 50% of the Commercial Space at the Second Floor.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA)

- I. Defined and Demarcated Open Land reserved for Commercial Zone as well as Residential Zone.
- II. Water reservoir, top roof, tank on the roof, staircase, septic tank, water tank, Meter room & pump room, outside wall etc.
- III. Foundation column, girders, beams, supports, main Walls, corridors, lobbies, stair, landing of the Stair, lift, stair-ways, fire escapes, lighting arrangement in the common areas and gate, entrances and exists of the complex but *excluding the corridors and lobbies, if any, within flats.*
- IV. Storage space meant for common use or for the use and enjoyment of the occupiers of the Complex.
- V. The designated open spaces, meant for exclusive use and enjoyment of the occupiers of flats at the Residential Zone, which are to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VI. The designated open spaces, meant for exclusive use and enjoyment of the occupiers of Commercial Zone, which are to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan
- VII. All other parts of the building necessary or convenient to its existence, maintenance and safety as well as normally forming part of the main building not being exclusively held and enjoyed by any flat owners.

GREEN APPY

Mounita Holder
Partners

GREEN APPY

Saumitra Holder
Partners

Susanta Kumar Ghosh

[Signature]

Mang Kumar Ghosh

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Mounita Halder
Partners

GREEN APPY

Soumitra Halder
Partners

Reserved for use and enjoyment by the Flat Owners

The Space which will be earmarked and reserved as Drive ways/ Path ways to access their flat(s) at the Residential Zone or Commercial Zone of the proposed Commercial-cum-Residential Complex from the G.T. Road.

Limited Common Area

- a) The Designated Two & Four-Wheeler Car Parking Space for residential Zone shall be treated as Limited Common Area, which will exclusively be used by the Flat Owners, who will allot to park their Two/Four-Wheeler therein, to the exclusions of the other Flat Owners or any person related to the Commercial Zone.
- b) The Designated Two & Four-Wheeler Car Parking Space for Commercial Zone shall be treated as Limited Common Area, which will be used by the Owners as well as person related to the Commercial Zone for parking their Two/ Four wheelers therein.

FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex

Susanta Kumar Ghosh

[Signature]

Manoj Kumar Ghosh

GREEN APPY

Monita Halder
Partners

GREEN APPY

Saumitra Halder
Partners

including the exterior of the building of complex and also the common area of building of the complex.

- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

SIXTH SCHEDULE

(JOBS TO BE DONE BY THE DEVELOPER)

Foundation and Super-structure:- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building :- R.C.C frame structure Building.

Wall:- Fly Ash Block with cement mortar. Outer wall 8 inch, inner or partition wall 5 inch.

Window:- Aluminium window fitted with glass and necessary accessories.

Main Doors of the Flat:- Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, etc.

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Mang Kumar Ghosh

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Partners

GREEN APPY

Saumitra Halder
Partners

Internal Doors of the Flat:- Frame- Malaysian Sal and Flash Door Material with necessary accessories including handle, chitkani, hasbolt etc.

Flooring :- Steps of the Stair and Flooring landing of the stair shall be covered by Standard Marble. All other portion will be covered by Vitrified Tiles flooring.

Kitchen:- Black stone cooking platform fitted with sink and work self having 2 ft. height glazed tiles all over the cooking platform. Vitrified Tiles flooring.

Toilet :- Standard tiles flooring and walls with ISI marked sanitary fittings & fixtures.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply:- Overhead tank along with Electrically operated pump.

Painting :- Outside of the Building of the complex shall be finished with standard Colour.

Lift :- Sperate lift for Commercial as well as Residential Portion.

And

Other works to be done extra as per quotation basis.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED AND SEALED at Purba Bardhaman.

In the presence of Witnesses: -

1. ~~Sx. Sarif~~
S/o - ~~Sx. Mansur Ali~~
vill - ~~Koria~~
P.O. - ~~Baikunthapur~~
P.S. - ~~Sankargarh~~
Dist. - ~~Purba Bardhaman~~
Pin - ~~713104~~

Susanta Kumar Ghosh

Saichunghosh
Monoj Kumar Ghosh.

Signature of LAND OWNERS

2. Sudip Sankar
S/o Lt. S.P. Sankar
vill + P.O. - ~~Nalagarh~~
P.S. - ~~Tamalpur~~
Dist. - ~~Purba Bardhaman~~
Pin - ~~713166~~

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Soumitra Halder
Partners

Signature of the DEVELOPER

Drafted by me

Subrata Ghosh

(SUBRATA GHOSH)

Advocate

Enrolment No.-WB/1325/2002

Finger Prints of **MR. SUSANTA KUMAR GHOSH**



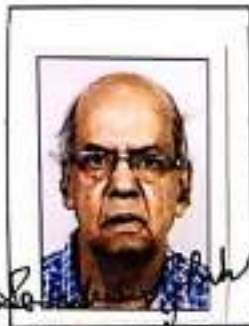
Susanta Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Susanta Kumar Ghosh

Signature of **MR. SUSANTA KUMAR GHOSH**

Finger Prints of **MR. SAMIR KUMAR GHOSH**



Samir Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Samir Kumar Ghosh

Signature of **MR. SAMIR KUMAR GHOSH**

Finger Prints of **MR. MONOJ KUMAR GHOSH**



Monoj Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Monoj Kumar Ghosh

Signature of **MR. MONOJ KUMAR GHOSH**

Finger Prints of **MRS. MOUMITA HALDER**



Moumita Halder

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY

Moumita Halder

Partners

Signature of **MRS. MOUMITA HALDER**

Finger Prints of **MR. SOUMITRA HALDER**



Soumitra Halder

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY

Soumitra Halder

Partners

Signature of **MR. SOUMITRA HALDER**

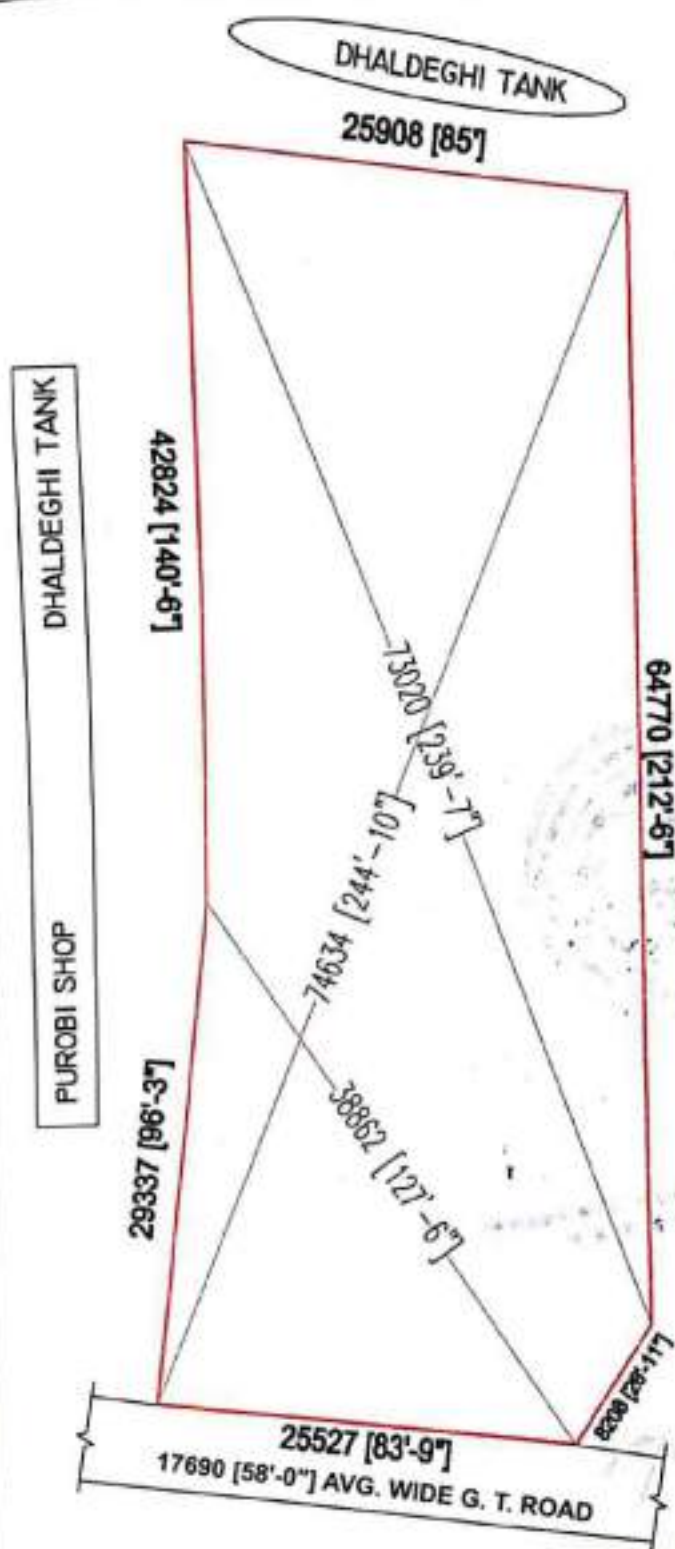
Finger Prints of SK. SARIF.



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
					
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand
					

SK. Sarif
Signature of SK. SARIF

ETCH MAP OF LAND OF 1) MR. SUSANTA KUMAR GHOSH, S/O- LATE SANAT KUMAR GHOSH, 2) MR. SAMIR KUMAR GHOSH, S/O- LATE SANAT KUMAR GHOSH, 3) MR. MONOJ KUMAR GHOSH, S/O- LATE SANAT KUMAR GHOSH, TOTAL AREA OF 47.6 DECIMAL (MORE OR LESS) WITHIN MOUZA- RADHANAGAR, J.L. NO- 39, APPERTAINING TO C.S KH. NO- 943, R.S. KH. NO- 1774, 1779, 1781 & 1924, L.R. KH. NO- 7503, 7504 & 7505, COMPRISED R.S. PLOT NO- 4752, CORRESPONDING TO L.R. PLOT NO- 4704, WARD NO- 34, HOLDING NO- 24, MAHALLA- G.T. ROAD, WITHIN LOCAL LIMITS OF THE BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101.



Susanta Kumar Ghosh

[Signature]

Monoj Kumar Ghosh

OWNER

GREEN APPY

Mousmita Halder
Partners

GREEN APPY

Sumitra Halder
Partners

[Signature]

BIBHAS PAL

CIVIL ENGINEER

MOB.-9735888260

NO - BM/LBS-III/21-22

DRAWN BY



भारत सरकार
Government of India



भूशान्त कुमार घोष
Susanta Kumar Ghosh
जन्मतिथि / DOB: 17/12/1948
पुरुष / MALE

17/12/2018



6205 3682 3745

मेरा आधार, मेरी पहचान

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: राधानगर, बर्धमान, पश्चिमबंगाल,
713101

Address: radhanagar, Burdwan,
Bardhaman, West Bengal, 713101



6205 3682 3745



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Susanta Kumar Ghosh



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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADIPG5083E



नाम /NAME

SUSANTA KUMAR GHOSH

पिता का नाम /FATHER'S NAME

SANAT KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH

17-12-1948

हस्ताक्षर /SIGNATURE

Susanta Kumar Ghosh

[Handwritten Signature]

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

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Susanta Kumar Ghosh

भारत सरकार
GOVERNMENT OF INDIA



Samir Kumar Ghosh
DOB: 20/07/1949
Male / MALE



4669 5242 8027

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भारतीय विशिष्ट पहचान प्राधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

Sanat Kumar Ghosh, DHIRU VILLA,
B. HATI ROAD, RADHANAGAR,
Barodhaman (m), Barddhaman,
West Bengal - 713101



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Sanat Kumar Ghosh

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADIPG5081G



नाम / Name

SAMIR KUMAR GHOSH

पिता का नाम / Father's Name

SANAT KUMAR GHOSH

जन्म की तारीख /

Date of Birth

20/07/1949

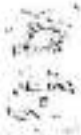

हस्ताक्षर / Signature

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ভারত সরকার

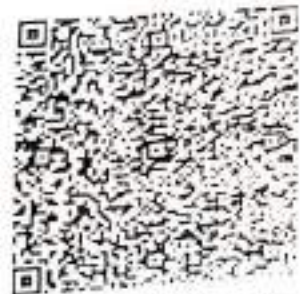
Government of India

মনোজ কুমার ঘোষ

Monoj Kumar Ghosh

জন্মতারিখ / DOB : 16/07/1955

পুরুষ / Male



5366 6904 4741

আধার - সাধারণ মানুষের অধিকার

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

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ঠিকানা:

S/O: সনত কুমার ঘোষ,
রাধানগর, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

Address:

S/O: Sanat Kumar Ghosh,
RADHANAGAR, Burdwan,
Bardhaman, Burdwan, West
Bengal, 713101

5366 6904 4741



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1800 300 1947



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Monoj Kumar Ghosh



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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADIPG5078P



नाम /NAME

MONOJ KUMAR GHOSH

पिता का नाम /FATHER'S NAME

SANAT KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH

16-07-1955

हस्ताक्षर /SIGNATURE

Monoj Kumar Ghosh.

CK Mas

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

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Monoj Kumar Ghosh.



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GREEN APPY



30/11/2011

Permanent Account Number

AALFG0513D

2102000

GREEN APPY
Sumitra Haker
Partners



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADJPH8811J



18052020

नाम / Name
MOUMITA HALDER

पिता का नाम / Father's Name
AJIT KUMAR PAUL

जन्म की तारीख
Date of Birth
18/08/1978

Moumita Halder

हस्ताक्षर / Signature

इस कार्ड को खोले/खोले गए कृपया सुरक्षित करें/संभालें।
आयकर सैन सेवा इकाई, सन एल डी एल
मॉडल कॉलोनी, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलाउ चौक,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nirudh@nsdl.co.in

Moumita Halder

भारत सरकार
Government of India



Moumita Halder
Date of Birth/DOB: 19/08/1979
Female/ FEMALE

7844 1701 8536
VID : 9107 7265 0078 1866

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
NABAGRAM, Nabagram, Bardhaman,
West Bengal - 713166

7844 1701 8536
VID : 9107 7265 0078 1866

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Moumita Halder

ভারত সরকার
Government of India

সৌমিত্র হাটহাট
Soumitra Haider

পিতা : সুস্মিতা কৃষ্ণ হাটহাট
Father: Susy Krishna Haider

জন্ম তারিখ : DOB: 25/12/1989
লিঙ্গ : Male

9834 0049 0906

স্বাক্ষর - সাধারণ মানুষের অধিকার

ভারতীয় বিজিটি পরিদপ্তর
Unique Identification Authority of India

ঠিকানা:
নবগ্রাম, নবগ্রাম, বর্ধমান,
নবগ্রাম, পশ্চিম বঙ্গ, 713166

Address:
NABAGRAM, Nabagram
Bardhaman, Nabagram, West
Bengal, 713166

9834 0049 0906

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1000 300 1947

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www.uidai.gov.in

Soumitra Haider

 **ভারত সরকার**
Government of India

 **সৌমিত্র হালদার**
Soumitra Halder
পিতা : সুব্রত কৃষ্ণ হালদার
Father: Suby Krishna Halder
জন্মতারিখ / DOB: 25/12/1965
লিঙ্গ / Sex: Male



9834 0049 0906

স্বাক্ষর - সাধারণ মানুষের অধিকার

 **ভারতীয় বিদ্যুৎ পরিচালনা কর্তৃপক্ষ**
Unique Identification Authority of India

ঠিকানা: নবগ্রাম, বর্ধমান, পশ্চিম বঙ্গ, 713166
নবগ্রাম, বর্ধমান, পশ্চিম বঙ্গ, 713166

Address:
NABAGRAM, Nabagram
Bardhaman, Nabagram, West
Bengal, 713166

9834 0049 0906

 **1947**
1800 300 1947

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Soumitra Halder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHBBH2544N

नाम: Smitra
SOMITRA HALDER

पिता का नाम: (Father's Name)
SUJAY KRISHNA HALDER

जन्म की तारीख
Date of Birth
25/12/1969

15062020

Signature

Somitra Halder



भारत सरकार
Government of India



Sk Sarif

Father: Sk Mansur Ali

DOB: 12/10/1975

Male



8492 5935 8174



भारतीय जनसंख्या आयोग
Unique Identification Authority of India

Address: BAIKUNTHAPUR
Konia, Baikunthapur
Baikunthapur, Bardhaman
West Bengal 713101

8492 5935 8174

1847
1000 200 1847

help@uidai.gov.in

www.uidai.gov.in

आधार - आम आदमी का अधिकार

sk. sarif

Major Information of the Deed

Deed No :	I-0203-03464/2025	Date of Registration	16/05/2025
Query No / Year	0203-2001141979/2025	Office where deed is registered	
Query Date	27/04/2025 12:25:43 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 20,19,39,383/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

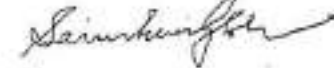
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to - Parbihat Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24 Ji No: 39, , G T ROAD Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4704 (RS :-4752)	LR-7503	Other Commercial Usage	Garej	0.159 Acre	1/-	6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to - Parbihat Police line) , Mouza: Radhanagar, , Holding No:24 Ji No: 39, , G T ROAD Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-4704 (RS :-4752)	LR-7504	Other Commercial Usage	Garej	0.159 Acre	1/-	6,74,54,542/-	Width of Approach Road: 90 Ft.,
L3	LR-4704 (RS :-4752)	LR-7505	Other Commercial Usage	Garej	0.158 Acre	1/-	6,70,30,299/-	Width of Approach Road: 90 Ft.,
TOTAL :					31.7Dec	2/-	1344,84,841/-	
Grand Total :					47.6Dec	3/-	2019,39,383/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUSANTA KUMAR GHOSH (Presentant) Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
2	Mr SAMIR KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
3	Mr MONOJ KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN APPY 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAXxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MOUMITA HALDER Wife of Mr. SOUMITRA HALDER Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office	 May 16 2025 10:46AM	 Captured LTB 16/05/2025	 16/05/2025
NABAGRAM, Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ADxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SOUMITRA HALDER Son of Late SUJOY KRISHNA HALDER Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office	 May 16 2025 10:47AM	 Captured LTB 16/05/2025	 16/05/2025
Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SARIF Son of Mr SK MANSUR ALI KORIA, Village:- KORIA, P.O:- BAIKUNTHAPUR, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured 16/05/2025	 16/05/2025
Identifier Of Mr SUSANTA KUMAR GHOSH, Mr SAMIR KUMAR GHOSH, Mr MONOJ KUMAR GHOSH, Mrs MOUMITA HALDER, Mr SOUMITRA HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-5.3 Dec
2	Mr SAMIR KUMAR GHOSH	GREEN APPY-5.3 Dec
3	Mr MONOJ KUMAR GHOSH	GREEN APPY-5.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-5.3 Dec
2	Mr SAMIR KUMAR GHOSH	GREEN APPY-5.3 Dec
3	Mr MONOJ KUMAR GHOSH	GREEN APPY-5.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-5.26667 Dec
2	Mr SAMIR KUMAR GHOSH	GREEN APPY-5.26667 Dec
3	Mr MONOJ KUMAR GHOSH	GREEN APPY-5.26667 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S.- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to - Parbirtala Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24 JI No: 39, , G T ROAD Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4704, LR Khatian No:- 7503	Owner:শ্রীমান কুমার গোস্বামী, Gurdian:শ্রীমান কুমার, Address:গির্জা, Classification:সহযোগী, Area:0.15900000 Acre,	Mr SUSANTA KUMAR GHOSH

District: Purba Bardhaman, P.S.- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to - Parbirtala Police line) , Mouza: Radhanagar, , Holding No:24 JI No: 39, , G T ROAD Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 4704, LR Khatian No:- 7504	Owner:শ্রীমান কুমার গোস্বামী, Gurdian:শ্রীমান কুমার, Address:গির্জা, Classification:সহযোগী, Area:0.15900000 Acre,	Mr SAMIR KUMAR GHOSH
L3	LR Plot No:- 4704, LR Khatian No:- 7505	Owner:শ্রীমান কুমার গোস্বামী, Gurdian:শ্রীমান কুমার, Address:গির্জা, Classification:সহযোগী, Area:0.15800000 Acre,	Mr MONOJ KUMAR GHOSH

On 16-05-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 10:20 hrs on 16-05-2025, at the Office of the A.D.S.R. Bardhaman by Mr SUSANTA KUMAR GHOSH, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,19,39,383/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 16/05/2025 by 1. Mr SUSANTA KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, Dhiru Villa, Radhanagar, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr SAMIR KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr MONOJ KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr SK SARIF, .. Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 16-05-2025 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY (Partnership Firm), 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S.-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr SK SARIF, .. Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 16-05-2025 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY (Partnership Firm), 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S.-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr SK SARIF, .. Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2025 10:13AM with Govt. Ref. No: 192025260063919108 on 15-05-2025, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No: 0228382781255 on 15-05-2025, Head of Account 0030-03-104-001-16
Online on 16/05/2025 10:40AM with Govt. Ref. No: 192025260066032348 on 16-05-2025, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No: 8324831420817 on 16-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 74,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1595, Amount: Rs.1,000.00/-, Date of Purchase: 13/05/2025, Vendor name: K BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/05/2025 10:13AM with Govt. Ref. No: 192025260063919108 on 15-05-2025, Amount Rs: 74,000/-,

Bank: SBI EPay (SBIEPay), Ref. No. 0228382781255 on 15-05-2025, Head of Account 0030-02-103-003-02

Online on 16/05/2025 10:40AM with Govt. Ref. No: 192025260066032348 on 16-05-2025, Amount Rs: 10/-, Bank: SBI EPay (SBIEPay), Ref. No. 8324831420817 on 16-05-2025, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2025, Page from 84494 to 84546
being No 020303464 for the year 2025.



Digitally signed by SANJIT SARDAR
Date: 2025.05.20 15:51:37 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 20/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

SL NO - 700/26

I-694/26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 570140

11-08-26
15729/26
06/2/26

Susanta Kumar Ghosh
Sainikunghar
Mangal Kumar Ghosh

GREEN APPY
Mounita Haldan
Partners

GREEN APPY
Sannita Haldan
Partners

certified that the Endorsement
sheet's and the Signature Sheet's
attached to this document
are part of the Document.

SUPPLEMENTARY AGREEMENT

Additional District Sub Registrar
Burdwan, DL-Purba Bardhaman

06 FEB 2026

ক্রমিক নং 1016 তারিখ 19/11/26
ক্রেতার নাম মুন্সিংগ মুন্সিংগ মুন্সিংগ
সাক্ষর: দাখিল ১২
চ্যাম্পন মুন্সিংগ
বর্তমান ১ম টেন্ডারী হইবে 100 19 DEC 2025
ম্যাম্প জেদগার-মুন্সিংগ নগর
মুন্সিংগ জেদগার-মুন্সিংগ
লাইসেন্স নং- ৩/১৯৮৮



Handwritten signature or mark.

Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

06 FEB 2026

Susanta Kumar Ghosh
Samir Kumar Ghosh
Monoj Kumar Ghosh

GREEN APPY
Moumita Halder
Partners

GREEN APPY
Soumitra Halder
Partners

THIS AGREEMENT is executed on this 5th day of February' 2026
By and Amongst

1. MR. SUSANTA KUMAR GHOSH, PAN: ADIPG5083E;
2. MR. SAMIR KUMAR GHOSH, PAN: ADIPG5081G;
3. MR. MONOJ KUMAR GHOSH, PAN: ADIPG5078P;

All are S/o-Late Sanat Kumar Ghosh, by Nationality- Indian, by Occupation- Business, resident of 'DHIRU VILLA', Radhanagar, P.O.-Burdwan Sadar, Dist.- Purba Bardhaman, hereinafter referred to and called as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

GREEN APPY, PAN: AALFGO513D, a Partnership Firm, having its registered office at C/o- ~~Amitava Paul~~, Monirampur Beniapara, 48, Rampada Halder Road, P.O.- Barrackpore, P.S.- Barrackpore, Dist.-North 24-Parganas, Pin-700120, represented by its Partners namely i) MRS. MOUMITA HALDER, PAN: ADJPH8811J, W/o Mr. Soumitra Halder and ii) MR.SOUMITRA HALDER, PAN: ABHPH2544N, S/o Late Sujoy Krishna Halder, both are by nationality- Indian, by Occupation-Business, resident of Village & P.O.- Nabagram, P.S.- Jamalpur, Dist.-Purba Bardhaman, Pin-713166; hereinafter referred to and called as the **DEVELOPER** (Which express shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, executors, administrators, legal representative and assignees etc.) of the party of the **OTHER PART**.

WHEREAS the LANDOWNERS herein by dint of registered Development Agreement being No.020303464 for the year'2025, recorded in Book No.1, Volume No.0203-2025, Page 84494 to 84546 at the office of A.D.S.R, Bardhaman have already appointed the DEVELOPER hereinto set up multi-storied commercial cum residential Building, consisted of commercial spaces, several self-contained ownership flats and car-parking spaces together with other common facilities and amenities, on the land, more fully described in the First Schedule hereunder. To materialize the aforesaid project, the LAND OWNERS herein, in pursuance of aforesaid Development Agreement, have also executed a Developer's Power of Attorney in favour of the DEVELOPER herein, which has

Susanta Kumar Ghosh
Sushanta Kumar Ghosh
Mony Kumar Ghosh

GREEN APPY
Mounita Halder
Partners

GREEN APPY
Sumantra Halder
Partners

also been registered at the office of A.D.S.R, Burdwan, being No.020303466 for the year'2025.

AND WHEREAS after execution of aforesaid Registered Development Agreement as well as registered Developer's Power of Attorney, the Developer has already submitted a Building Plan for sanction before the Authority of the Burdwan Municipality and as per direction of the sanctioning authority of the Burdwan Municipality, the Developer has been compelled to cause certain changes in the Building Plan, for which the earlier allotments, described & mentioned in the **SECOND & THIRD** Schedule of the aforesaid Registered Development Agreement being no. 020303464 for the year'2025 were required to be altered and modified and ultimately on mutual consent the Parties herein have already altered and modified their respective allotment and the commercial spaces, self-contained flats, and car parking spaces more fully described & mentioned in the **SECOND & THIRD** Schedule hereunder have already been allotted to the LAND OWNERS & the DEVELOPER herein towards adjustments of their respective allocations, in lieu of earlier allotment instead of earlier allotments, as described & mentioned in the **SECOND & THIRD** Schedule of the aforementioned Registered Development Agreement being no. 020303464 for the year'2025.

AND WHEREAS in consonance with the terms and conditions contained in the aforesaid registered Development Agreement being No.020303464 for the year'2025, the PARTIES herein have mutually further resolved to execute fresh Developer's Power of Attorney to give authority and power to the DEVELOPER to sell Commercial Space, self-contained Flats and Car Parking Spaces as mentioned in details in the **THIRD** Schedule hereunder by cancelling the earlier registered Developer's Power of Attorney, bearing No. 020303466 for the year'2025.

AND WHEREAS accordingly, the LAND OWNERS and DEVELOPER herein by executing this Supplementary Agreement are hereby confirming, admitting and accepting commercial spaces, self-contained Flats, and car parking spaces *more fully described & mentioned in the SECOND & THIRD Schedule hereunder*, towards adjustments of their respective allocations, instead of and in lieu of earlier allotments, as described & mentioned in the **SECOND & THIRD** Schedule of the Registered Development Agreement being No.020303464 for the year'2025.

Susanta Kumar Ghosh
Sainimay Ghosh
Mang Kumar Ghosh

GREEN APPY
Mousmita Halder
Partners

GREEN APPY
Saimita Halder
Partners

AND WHEREAS save and except the changes and modifications, what are caused through this supplementary agreement, all other terms and conditions of the earlier registered Development Agreement, being no. 020303464 for the year'2025 shall be remain valid and in force, like as earlier and this Supplementary Agreement shall be treated as part and parcel of registered Development Agreement being no. 020303464 for the year'2025.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of BASTU class of land, measuring an area of **47.6** Satak, more or less, located at Dist.- Purba Bardhaman, P.s.-Burdwan Sadar, Mouza- Radhanagar, J.L No.39, appertaining to C.S. Khatian No. 943, R.S. Khatian No.1774, 1779, 1781 & 1924, L.R. Khatian No. 7503, 7504 & 7505, comprised in R.S. Plot No.4752, corresponding to L.R. Plot No.4704, within local limits of the Burdwan Municipality under Ward No. 34, bearing Holding No. 24, Mahalla - G.T. Road Mahalla, which is duly demarcated and identified by RED border in the Sketch map annexed with the Development Agreement being no. 020303464 for the year'2025 which is butted and bounded by :-

ON THE NORTH :- Municipal H.S. School.
ON THE SOUTH :- Purabi Shop & Dhaldighi Tank.
ON THE EAST :- G.T. Road.
ON THE WEST :- Dhaldighi Tank.

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, which is described in details in the FIRST Schedule hereinabove and duly demarcated and identified by RED border and marked in the Sketch map annexed with the Development Agreement bearing No. 020303464 for the year'2025, ALONG WITH proportionate rights upon common areas and facilities shall be allotted to the LAND OWNERS towards full and final adjustment of their 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

Susanta Kumar Ghosh
Susanta Kumar Ghosh
 Monoj Kumar Ghosh.

GREEN APPY
 Moumita Halder
 Partners

GREEN APPY
 Soumitra Halder
 Partners

FLOOR	FLAT NO.
2 nd Floor	B
2 nd Floor	C
2 nd Floor	D
3 rd Floor	A
3 rd Floor	E
3 rd Floor	F
4 th Floor	B
4 th Floor	C
4 th Floor	D
5 th Floor	A
5 th Floor	E
5 th Floor	F
6 th Floor	B
6 th Floor	C
6 th Floor	D
7 th Floor	A
7 th Floor	E
7 th Floor	F
8 th Floor	B
8 th Floor	C
8 th Floor	D
9 th Floor	A
9 th Floor	E

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The entire Commercial space at the Ground Floor.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *which is described in details in the FIRST Schedule hereinabove and duly demarcated and identified by RED border and marked in the Sketch map annexed with the Development Agreement bearing No. 020303464*

Susanta Kumar Ghosh
Sainikungha
May Kumar Ghosh.

GREEN APPY
Mounita Halder
Partners

GREEN APPY
Sourmita Halder
Partners

for the year'2025 ALONG WITH proportionate rights upon common areas and facilities shall be allotted to the DEVELOPER towards full and final adjustment of its 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

FLOOR	FLAT NO
2 nd Floor	A
2 nd Floor	E
2 nd Floor	F
3 rd Floor	B
3 rd Floor	C
3 rd Floor	D
4 th Floor	A
4 th Floor	E
4 th Floor	F
5 th Floor	B
5 th Floor	C
5 th Floor	D
6 th Floor	A
6 th Floor	E
6 th Floor	F
7 th Floor	B
7 th Floor	C
7 th Floor	D
8 th Floor	A
8 th Floor	E
8 th Floor	F
9 th Floor	B
9 th Floor	D

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The entire Commercial space of the First Floor.

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED AND SEALED at Purba Bardhaman.

In the presence of Witnesses: -

1. Sri Sareit
S/o - Sri Mansur Ali
vill - Koria
P.O. - Bairamthapur
P.S. - Santigharh
Dist. - Purba Bardhaman
Pin - 713104

Susanta Kumar Ghosh
Sreerampal
Mongol Kumar Ghosh.

Signature of LAND OWNERS

GREEN APPY

Moumita Halder

Partners

GREEN APPY

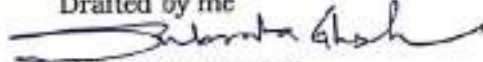
Sreerampal Halder

Signature of the DEVELOPER

Partners

2. Sudip Sankar
S/o Lt. S.P. Sankar
vill. + P.O. - Nabagram.
P.S. - Jamalpur
Dist. - Purba Bardhaman
Pin - 713166

Drafted by me



(SUBRATA GHOSH)

Advocate

Enrolment No. - WB/1325/2002

Finger Prints of **MR. SUSANTA KUMAR GHOSH**



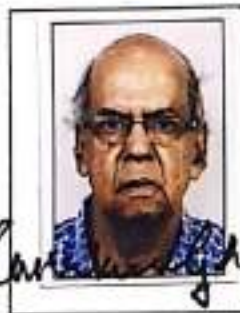
Susanta Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Susanta Kumar Ghosh

Signature of **MR. SUSANTA KUMAR GHOSH**

Finger Prints of **MR. SAMIR KUMAR GHOSH**

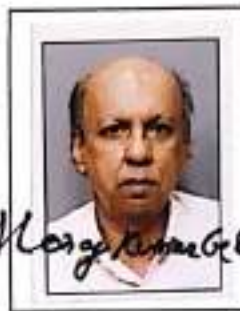


Samir Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Signature of **MR. SAMIR KUMAR GHOSH**

Finger Prints of **MR. MONOJ KUMAR GHOSH**



Monoj Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Monoj Kumar Ghosh

Signature of **MR. MONOJ KUMAR GHOSH**

Finger Prints of **MRS. MOUMITA HALDER**



Moumita Halder

GREEN APPY

Moumita Halder

Signature of **MRS. MOUMITA HALDER**

Partners

Finger Prints of **MR. SOUMITRA HALDER**



Soumitra Halder

GREEN APPY

Soumitra Halder

Signature of **MR. SOUMITRA HALDER**

Partners

Finger Prints of **SK SARIF (Identifier)**



SK Sarif

SK Sarif

Signature of **SK SARIF**

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

PERMANENT ACCOUNT NUMBER

ADIPG5081G



नाम NAME

SAMIR KUMAR GHOSH

पिता का नाम FATHER'S NAME

SANAT KUMAR GHOSH

जन्म तिथि DATE OF BIRTH

20-07-1949

हस्ताक्षर SIGNATURE

Samir Kumar Ghosh

SKG

आयकर अधिकारी, ए.डी.ओ.

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के लो / गिन लो या कृपया जरी करने
को अधिकारी को सूचित / ज्ञात कर दें
संबन्धित आयकर आयुक्त (पदवि एवं तालीम)।
के. 7,
चौबिशी बंगला,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ inform to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

Samir Kumar Ghosh

GAO 17-100

9.8.1.2004

Scanned with OKEN Scanner

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD FNB2484657
পরিচয় পত্র



Elector's Name Mounita Halder

নির্বাচকের নাম মৌমিতা হালদার

Husband's Name Saumitra Halder

স্বামীর নাম সৌমিত্র হালদার

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2006 26

১.১.২০০৬ এ বয়স ২৬

Address:
Nahagram Ajapur Jamalpur Burdwan- 711150

ঠিকানা:
নাহগ্রাম - আজাপুর জামালপুর বর্দমান - ৭১১১৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার স্বাক্ষর

Assembly Constituency: 274-Jamalpur (SC)

বিধানসভা নির্বাচন কেন্দ্র : ২৭৪-জামালপুর (স্বল্পসংখ্যক অধিঃ)

District:Burdwan জেলা: বর্দমান

Date:16.01.2006 তারিখ: ১৬.০১.২০০৬

Mounita Halder

कर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADJPH8811J



नाम / Name
MOUMITA HALDER

पिता का नाम / (Father's Name)
AJIT KUMAR PAUL

जन्म की तारीख
Date of Birth
19/08/1979

Moumita Halder
हस्ताक्षर / Signature

यह कार्ड के खोने/पने पर कृपया सूचित करें/नोट करें:
आपका पैन सेवा इकाई, एन एस डी यूएल
कोलेजियम, नवी इंडिया,
प्लॉट नं. 341, सर्वे नं. 9938,
मोडल कोलोनी, नैर डीप बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
4th Floor, Momi Sterling,
Plot No. 341, Survey No. 9938,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8088, Fax: 91-20-3721 8081
e-mail: tininfo@nsdl.co.in

Moumita Halder

कार्य विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHPPH2544N



98010020

नाम / Name
SONMITRA HALDER

पिता का नाम / Father's Name
SUJAY KRISHNA HALDER

जन्म की तारीख
Date of Birth
25/12/1983

हस्ताक्षर / Signature

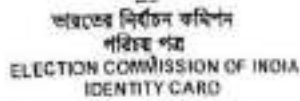
इस कार्ड के खोने/पहने पर कृपया सूचित करें/नोट करें:
आपका पैन संख्या इसी, पत्र पत्र के माध्यम
नहीं बदलें, यदि बदलें,
उपरोक्त, 311, सी. नं. 999/8,
मॉडल कॉलोनी, नज़्म-ए-मिल्लत रोड, नया
दिल्ली - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
4th Floor, Maanvi Sterling,
Plot No. 141, Survey No. 999/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





05085



दिनांक : 22/11
 वर्ष : 16/07/1955

In case of change in address, mention the Card No. in the relevant Form, by indicating your name in the list at the changed address and to delete the card with same number. **128 / 100**

Mong Karmar Gedosh

Electoral roll: 93 Elector's Photo Identity Card

Date of Birth / Age: 17-12-1940



FKH3493855

00260 002804 57 1550 www.crcpress.com

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Address: 20011 UNIVERSITY BLVD, SUITE 1000 D FARMINGTON
PAJARRITA, SAN JOSE COUNTY, SAN JOSE, CALIFORNIA 95128
Attention: PABITA BANTHARAN, 408 275 0041 - 21216

Electrical Engineering 205 - 4th Floor
Electrical Registration Office, 205 - Hudson Station
New York, NY 10011

[illegible]

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADIPG5083E

नाम / NAME
SUSANTA KUMAR GHOSH

पिता का नाम / FATHER'S NAME
SANAT KUMAR GHOSH

जन्म तिथि / DATE OF BIRTH
17-12-1948

हस्ताक्षर / SIGNATURE
Susanta Kumar Ghosh

अधिकारी का हस्ताक्षर / प. नं. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Susanta Kumar Ghosh

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/39/271/747233



নির্বাচনের নাম : শেখ সারিফ
Elector's Name : Sh Saif
পিতার নাম : শেখ মনসুর আলি
Father's Name : Sh Mansur Ali
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 12/10/1975

Sh. Saif

WB/39/271/747233

ঠিকানা :
করিয়া, বাকুন্ঠারপুর, বুরদওয়ান, পিন কোড: 743104

Address:
KORIA, BAKUNTHAPUR, BURDWAN
(SADAR) BURDWAN-743104

Date: 12/02/2014

246-করীয়া উপজা (সদর) বাকুন্ঠার (সি) বিধানসভা কেন্দ্রের
নিবন্ধন অফিসারের কার্যালয়
Facsimile Signature of the Electoral
Registration Officer for
246-Burdwan Uttar (SC) Constituency

গুরুত্বপূর্ণ বিজ্ঞপ্তি: এই কার্ডটি শুধুমাত্র নির্বাচন প্রক্রিয়ায় ব্যবহারের জন্য প্রস্তুত করা হয়েছে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and in case of
with same number.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADIPG5078P



नाम /NAME
MONOJ KUMAR GHOSH

पिता का नाम /FATHER'S NAME
SANAT KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH
16-07-1955

हस्ताक्षर /SIGNATURE

Monoj Kumar Ghosh

K. Has

असुकर आयुक्त, प.प्र. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Monoj Kumar Ghosh

Major Information of the Deed

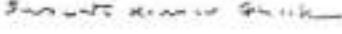
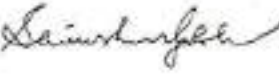
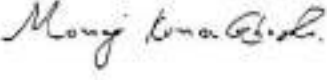
Deed No :	I-0203-00694/2026	Date of Registration	06/02/2026
Query No / Year	0203-2000157791/2026	Office where deed is registered	
Query Date	19/01/2026 4:21:43 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN, Thana : Bardhaman . District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than immovable Property. Declaration [No of Declaration : 1]	
Sel Forth value		Market Value	
		Rs. 20,19,39,383/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,010/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to -- Parbithata Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24 JI No: 39, , G T ROAD Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4704 (RS :-4752)	LR-7503	Other Commercial Usage	Garej	0.159 Acre		6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L2	LR-4704 (RS :-4752)	LR-7504	Other Commercial Usage	Garej	0.159 Acre		6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L3	LR-4704 (RS :-4752)	LR-7505	Other Commercial Usage	Garej	0.158 Acre		6,70,30,299/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
		TOTAL :			47.6Dec	0 /-	2019,39,383 /-	
	Grand Total :				47.6Dec	0 /-	2019,39,383 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUSANTA KUMAR GHOSH (Presentant) Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured	 06/02/2026
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ADxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office				
2	Mr SAMIR KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured	 06/02/2026
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office				
3	Mr MONOJ KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured	 06/02/2026
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN APPY 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mrs MOUMITA HALDER Wife of Mr SOUMITRA HALDER Date of Execution - 05/02/2026, , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office			 Captured	
Feb 6 2026 11:56AM		LTI 86030126	24/03/2026	
NABAGRAM, Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				
2	Name	Photo	Finger Print	Signature
Mr SOUMITRA HALDER Son of Late: SUJOY KRISHNA HALDER Date of Execution - 05/02/2026, , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office			 Captured	
Feb 6 2026 11:57AM		LTI 86030126	20/02/2026	
Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SARIF Son of Mr SK MANSUR ALI KORIA, Village:- KORIA, P.O:- BAIKUNTHAPUR, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
06/02/2026	06/02/2026	06/02/2026	
Identifier Of Mr SUSANTA KUMAR GHOSH, Mr SAMIR KUMAR GHOSH, Mr MONOJ KUMAR GHOSH, Mrs MOUMITA HALDER, Mr SOUMITRA HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-15.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR KUMAR GHOSH	GREEN APPY-15.9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MONOJ KUMAR GHOSH	GREEN APPY-15.8 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to - Parbithata Police line), Mouza: Radhanagar, , Ward No: 34, Holding No:24 II No: 39, , G T ROAD Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4704, LR Khatian No:- 7503	Owner:শ্রীমান সুসন্তা কুমার, Gurdian:শ্রীমান সুসন্তা কুমার, Address:গি. , Classification:গ্রাম, Area:0.15900000 Acre,	Mr SUSANTA KUMAR GHOSH
L2	LR Plot No:- 4704, LR Khatian No:- 7504	Owner:শ্রীমান সুসন্তা কুমার, Gurdian:শ্রীমান সুসন্তা কুমার, Address:গি. , Classification:গ্রাম, Area:0.15900000 Acre,	Mr SAMIR KUMAR GHOSH
L3	LR Plot No:- 4704, LR Khatian No:- 7505	Owner:শ্রীমান সুসন্তা কুমার, Gurdian:শ্রীমান সুসন্তা কুমার, Address:গি. , Classification:গ্রাম, Area:0.15800000 Acre,	Mr MONOJ KUMAR GHOSH

On 06-02-2026

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 46 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:07 hrs. on 06-02-2026, at the Office of the A.D.S.R. Bardhaman by Mr SUSANTA KUMAR GHOSH, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,19,39,383/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 06/02/2026 by 1. Mr SUSANTA KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, Dhiru Villa, Radhanagar, P.O: BURDWAN, Thana: Bardhaman
... City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr SAMIR KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
... City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr MONOJ KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
... City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Identified by Mr SK SARIF, ... Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman
... Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-02-2026 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY (Partnership Firm), 205, RAMPADA HALDER ROADMANIRAMPUR, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Identified by Mr SK SARIF, ... Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman
... Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 06-02-2026 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY (Partnership Firm), 205, RAMPADA HALDER ROADMANIRAMPUR, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Identified by Mr SK SARIF, ... Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman
... Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by . by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/01/2026 5:23PM with Govt. Ref. No: 192025260441329768 on 20-01-2026, Amount Rs: 400/-, Bank: SBI ePay (SBIPay), Ref. No. 4938719361038 on 20-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 74,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1016, Amount: Rs.1,000.00/-, Date of Purchase: 19/01/2026, Vendor name: Mahadeb Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/01/2026 5:23PM with Govt. Ref. No: 192025260441329768 on 20-01-2026, Amount Rs: 74,010/-, Bank: SBI EPay (SBIPay), Ref. No. 4938719961038 on 20-01-2026, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2026, Page from 32536 to 32566
being No 020300694 for the year 2026.



[Handwritten signature]

Digitally signed by SANJIT SARDAR
Date: 2026.02.06 15:56:43 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 06/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.